

Prepared by and return to:
Hugh H. Armistead, Attorney
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BK 281 PG 343
W.E. DAVIS CH. CLK.
by S. Cleveland

CURTIS HERRINGTON, ET AL,

GRANTOR

TO

WARRANTY DEED

CARL CLEAVY HOOVER,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, CURTIS HERRINGTON and HELEN HERRINGTON HANCOCK, do hereby sell, convey and warrant unto CARL CLEAVY HOOVER, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

TRACT I: A 1.90 acre lot as part of the Herrington tract and Herrington lot in in the Southwest Quarter of Section 27; Township 1 South, Range 6 West; DeSoto County, Mississippi, in the City of Olive Branch, being more particularly described as BEGINNING at a point in the North right of way of Goodman Road (40 feet wide), said point being 550.0 feet West of the East line of the Southwest Quarter of Section 27; Township 1 South, Range 6 West; thence South 85 degrees 09 minutes West 255.4 feet along said right of way to the Southeast corner of existing 0.40 acre lot of the Herrington tract; thence North 3 degrees 43 minutes West 306.0 feet to a corner of the existing 2.0 acre lot of said tract; thence North 46 degrees 52 minutes East 45.0 feet to the Southeast corner of said 2.0 acre lot; thence South 88 degrees 26 minutes East 223.15 feet to a point; thence South 3 degrees 25 minutes East 310.0 feet to the point of beginning and containing 1.90 acres, more or less. All bearings are magnetic.

TRACT II: A 0.37 acre lot as part of the Herrington Tract in the Southwest Quarter of Section 27; Township 1 South; Range 6 West; DeSoto County, Mississippi, in the City of Olive Branch, being more particularly described as BEGINNING at a point in the East right of way of Railroad Avenue (15 feet from the centerline), said point being 100 feet South of the Sandidge lot, said point being the Northwest corner of the Herrington tract; thence North 38 degrees 17 minutes East 200.0 feet along the North line of said Herrington tract to a point; thence South 49 degrees 53 minutes East 80 feet to a point; thence South 38 degrees 17 minutes West 200.0 feet to a point in the street right of way; thence North 49 degrees 53 minutes West 80 feet to the point of beginning and containing 0.37 acres, more or less. All bearings are magnetic.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior

conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Taxes for the year 1995 are to be paid by the Grantee and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 26th day of January, 1995.



CURTIS HERRINGTON


HELEN HERRINGTON HANCOCK

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 26th day of January, 1995, within my jurisdiction, the within named CURTIS HERRINGTON and HELEN HERRINGTON HANCOCK, who acknowledged that they executed the above and foregoing Warranty Deed.


NOTARY PUBLIC

My Commission Expires: 8/23/95

Grantors' Address: 9370 East Goodman Road, Olive Branch, MS 38654
Home # (601) 895-5318; Work # NA

Grantee's Address: 7878 Campbell Wood Cove, Olive Branch, MS 38654
Home # (601) 895-5797; Work # (601) 895-7625